



40 Broadwater Road

Worthing, BN14 8AG

TO LET - Retail Unit
Rental £8,000 Per Annum

319 sq ft
(29.64 sq m)

- Great Starter Unit
- New Lease
- Available September 26

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Summary

Available Size	319 sq ft
Rent	£666.66 per month
Rates Payable	£2,894.20 per annum
Rateable Value	£5,800
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (76)

Description

Ground floor Class E retail shop, open plan space great starter unit for a new or expanding business, most recently used as hair salon, would suit various uses (STPC).

Location

Located on Broadwater Road, Worthing the property has street car parking outside, with good level of footfall and passing trade with prominent shop frontage. Worthing town centre is a short distance away to the south with Worthing central railway station also located just over the bridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	319	29.64
Total	319	29.64

Viewings

Viewings can be arranged via the landlord Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £8,000 per annum exclusive.



Viewing & Further Information



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